

**PREPARED BY AND RETURN TO:**

Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Staff Attorney  
7145 Swinnea Road, Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 06-1200

OK-1707  
Prepared By:  
BRIDGFORTH & BUNTIN  
P.O. Box 241  
Southaven, MS 38671  
(662) 393-4450

Indexing Instructions: Lot 181 Stonecreek Subd.  
Southaven, De Soto County, Mississippi

## **WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Merwyn L. Cook and Mark S. Cook**, do hereby sell, convey and warrant unto **Christopher T. Bunker**, as sole owner, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi more particularly described as follows, to-wit:

**Lot 181, STONE CREEK SUBDIVISION, Phase "B" of Plum Point Villages, PUD, in Section 1, Township 2 South, Range 8 West, and Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Pages 26-27, in the office of the Chancery Clerk of DeSoto County, Mississippi**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

BY WAY OF EXPLANATION, Mark S. Cook joins in this conveyance for the purpose of relinquishing and conveying the life estate he reserved in Warranty Deed of record in Book 355, Page 780, in the office of the Chancery Clerk of DeSoto County, Mississippi.

B+B

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 14<sup>th</sup> day of December, 2006.

*Merwyn L. Cook* (SEAL)  
Merwyn L. Cook

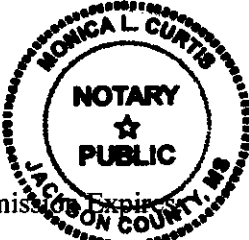
*Mark S. Cook* (SEAL)  
Mark S. Cook

STATE OF MISSISSIPPI  
COUNTY OF ~~DE SOTO~~ Jackson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Merwyn L. Cook** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 14<sup>th</sup> day of December, 2006.

(SEAL)  
My Commission Expires



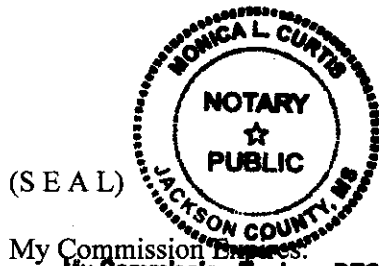
**My Commission Expires: DEC 15, 2007**

*Monica L. Curtis*  
Notary Public

STATE OF MISSISSIPPI  
COUNTY OF Jackson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Mark S. Cook** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 14<sup>th</sup> day of  
December, 2006.



My Commission Expires:

**My Commission Expires: DEC 15, 2007**

Monica L. Curtis  
Notary Public

GRANTOR:  
Merwyn L. Cook

15301 Tower Rd  
Ocean Springs MS 39565

HOME: 228-392-2106  
WORK: N/A

GRANTEE

Christopher T. Bunker  
5578 Alexandria Lane  
Southaven, MS 38671

HOME: 901-396-3133  
WORK: 662-349-3077